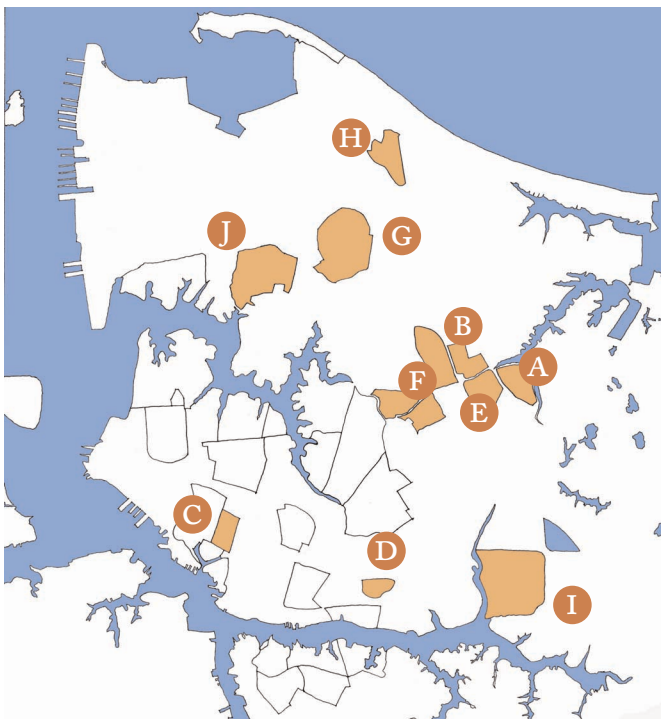


# Twentieth-Century Post-War Neighborhoods



## Elements of Twentieth-Century Post-War Neighborhoods

- Broad and curving asphalt streets
- Cul-de-sacs with widely spaced houses
- Concrete curbs and wide, concrete sidewalks
- Wide verges, often with smaller scale tree species, such as crape myrtles
- Tall, widely spaced “cobra” style street lighting
- Minimal front yard planting
- Simplified architectural forms and details
- Wide lots, deep front yards and wide side yards



By the time the United States entered the Second World War, the economy had suffered the devastating effects of ten years of depression. When it emerged at the end of the war, it was a victorious, prosperous world leader. America was growing. Like other post-war neighborhoods around the country, Norfolk’s post-war neighborhoods express the values of that time through their form. Speed, progress and production had become synonymous and American builders rapidly developed neighborhoods with the needs of a growing nation in mind. Since automobiles allowed people to live farther apart and still commute to work quickly, house lots grew larger, streets grew wider, and the construction of houses became a streamlined system of mass production.

## Lot Patterns

### LOT SIZES

Most lots are between 50 to 70 feet wide and 100 to 120 feet deep. Corner lots may be 10 to 15 feet wider to allow wrapping porches and other architectural elements to address both streets.

### FRONT YARD SETBACK

The main bodies of the houses are set back 25 to 40 feet from the front property line. Porches extend up to 8 feet into the front yard. Bay windows extend up to 2 feet into the front yard.

### SIDEYARD SETBACK

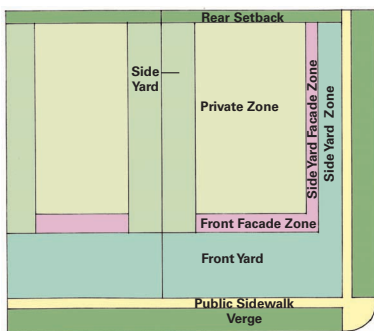
Side yard setbacks typically total no less than 16 feet between buildings. Slip drives may require an additional 10 to 12 feet on one side of the house.

### SIDE STREET SETBACK

Minimum 5-foot setback from the street side property line to the house.

### GARAGES & ANCILLARY STRUCTURES

Garages should be set back at least 20 feet behind the front facade of the house. This keeps parked cars out of the front yard



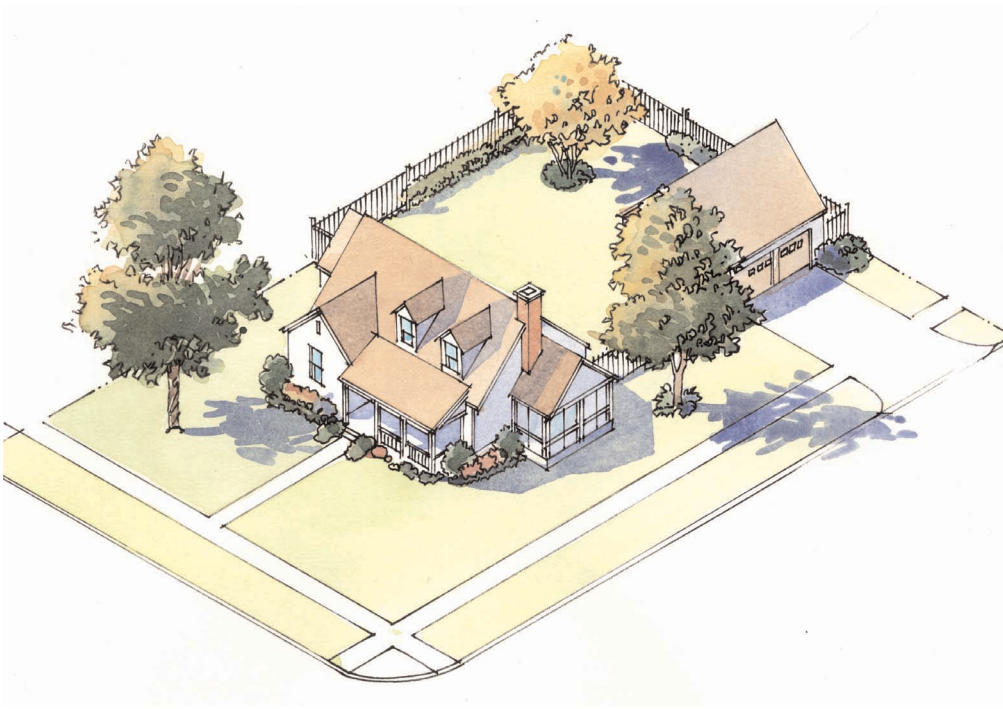
Analysis drawing of a typical post-war house lot

## Post-War Twentieth-Century Neighborhoods

- A Azalea Acres
- B East Norview
- C Ghent Square
- D Middle Towne Arch
- E Norvella Heights
- F Norview/Norview Heights
- G Oakdale Farms
- H Oceanair
- I Poplar Halls
- J Sussex



Azalea Acres



zone. Garage doors should be individual doors typically 8 feet wide. Double doors are out of scale and are discouraged.

### Streetscape Character

#### STREETS

Post-war streets have a broad cross section, usually no more than 36 to 44 feet in width, with parallel parking on one or both sides.

#### CURBS

When curbs are present, two styles are prevalent. Six-inch concrete curbs or mountable 6-inch-high rolled curbs with a 2-foot curb pan.

#### VERGES & STREET TREES

Verges or tree lawns may range from zero to 10 feet in width. Street trees are generally spaced 25 to 30 feet apart.

#### SIDEWALKS

Post-war neighborhoods have concrete sidewalks that are 4 to 5 foot wide.

### Landscape Character

#### LIGHTING

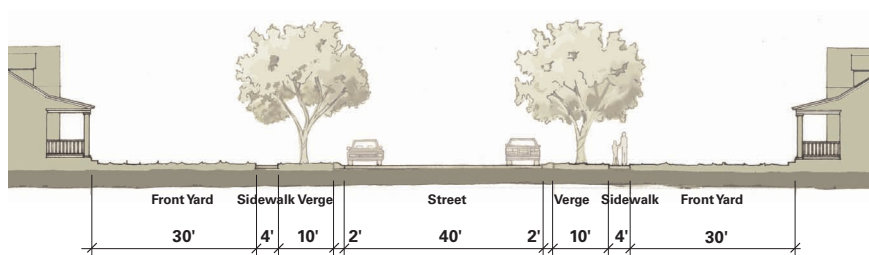
Street lights are tall, 14 to 25 feet, and occur relatively infrequently, every 60 feet. Street lamps themselves are made of wood, concrete or steel, and often have little detailing.

#### FENCING & GARDEN WALLS

Wood fences and walls provide delineation between public and private space and are strongly recommended on corner lots and between houses. Fences seen in the front yard zone should be relatively low, 24 to 30 inches high, and are typically picket-style fencing.

#### PLANTING

Front yards are large expanses of grass, interrupted by the occasional tree. Planting around the house is simple and straightforward, though picturesque, with tiers of plants stepping down from the front of the house.



A typical street section in Azalea Acres

